



## DEVELOPMENT APPLICATION FORM

Application Form: All Applications | Rev. 01/24/2023

**INSTRUCTIONS:** The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The development application form must be filled out accurately and all applicable sections must be completed. Only complete the sections indicated for application type with N/A for those section items not applicable. Refer to "Specifications for Plan Submittal" by application type for information requirements for submittal. Select the application type and approval level in **SECTION A** and complete the sections specified.

<b>A APPLICATION TYPE AND APPROVAL LEVEL</b> <small>Select the application type from the list below and check the applicable type.</small>			
<input type="checkbox"/> <b>LEVEL I</b> <b>ADMINISTRATIVE REVIEW COMMITTEE (ADMIN)</b> New nonresidential less than 5,000 square feet Change of use (same impact or less than existing use) Plat note/Nonvehicular access line amendment Administrative site plan Amendment to site plan* Property and right-of-way applications (MOTs, construction staging) Parking Agreements (separate from site plans)  <b>COMPLETE SECTIONS</b> B, C, D, G	<input type="checkbox"/> <b>LEVEL II</b> <b>DEVELOPMENT REVIEW COMMITTEE (DRC)</b> New Nonresidential 5,000 square feet or greater Residential 5 units or more Nonresidential use within 100 feet of residential property Redevelopment proposals Change in use (if great impact than existing use) Development in Regional Activity Centers (RAC)* Development in Uptown Project Area* Regional Activity Center Signage Design Review Team (DRT) Affordable Housing (≥10%)  <b>COMPLETE SECTIONS</b> B, C, D, E, F	<input type="checkbox"/> <b>LEVEL III</b> <b>PLANNING AND ZONING BOARD (PZB)</b> Conditional Use Parking Reduction Flex Allocation Cluster / Zero Lot Line Modification of Yards* Waterway Use Mixed Use Development Community Residences* Social Service Residential Facility (SSRF) Medical Cannabis Dispensing Facility* Community Business District for uses greater than 10,000 square feet  <b>COMPLETE SECTIONS</b> B, C, D, E, F	<input checked="" type="checkbox"/> <b>LEVEL IV</b> <b>CITY COMMISSION (CC)</b> Land Use Amendment x Rezoning Plat Public Purpose Use Central Beach Development of Significant Impact* Vacation of Right-of-Way  City Commission Review Only <i>(review not required by PZB)</i> Vacation of Easement*  <b>COMPLETE SECTIONS</b> B, C, D, E, F
<input type="checkbox"/> <b>EXTENSION</b> Request to extend approval date for a previously approved application  <b>COMPLETE SECTIONS</b> B, C, H	<input type="checkbox"/> <b>DEFERRAL</b> Request to defer after an application is scheduled for public hearing  <b>COMPLETE SECTIONS</b> B, C, H	<input type="checkbox"/> <b>APPEAL/DE NOVO</b> Appeal decision by approving body De Novo hearing items  <b>COMPLETE SECTIONS</b> B, C, H	<input type="checkbox"/> <b>PROPERTY AND ROW ITEM</b> Road closures Construction staging plan Revocable licenses  <b>COMPLETE SECTIONS</b> B, C, E

\*Application is subject to specific review and approval process. Levels III and IV are reviewed by Development Review Committee unless otherwise noted.

<b>B APPLICANT INFORMATION</b> <small>If applicant is the business operator, complete the agent column and provide property owner authorization.</small>	
<b>Applicant/Property Owner</b>	Susan Grant - Act. CRA Exec.Mgr.
<b>Address</b>	101 NE 3 Avenue, Suite 1430
<b>City, State, Zip</b>	Fort Lauderdale, FL 33301
<b>Phone</b>	954-828-5145
<b>Email</b>	SGrant@fortlauderdale.gov
<b>Proof of Ownership</b>	Warranty Deed
<b>Applicant Signature:</b>	<i>Susan Grant</i>
<b>Authorized Agent</b>	Clarence Woods, CRA Manager
<b>Address</b>	914 NW 6 Street, Suite 200
<b>City, State, Zip</b>	Fort Lauderdale, FL 33311
<b>Phone</b>	954-828-6130
<b>Email</b>	eiarkovic@fortlauderdale.gov
<b>Authorization Letter</b>	Not Applicable
<b>Agent Signature:</b>	<i>Clarence Woods</i>

<b>C PARCEL INFORMATION</b>	
<b>Address/General Location</b>	539 NW 13 Avenue
<b>Folio Number(s)</b>	5042-04-06-0630
<b>Legal Description (Brief)</b>	Plat Book 9, page 65
<b>City Commission District</b>	3
<b>Civic Association</b>	Historic Dorsey Riverbend

<b>D LAND USE INFORMATION</b>	
<b>Existing Use</b>	Vacant lot
<b>Land Use</b>	NW Regional Activity Center
<b>Zoning</b>	RS-8
<b>Proposed</b>	Applications requesting land use amendments and rezonings.
<b>Proposed Land Use</b>	Public parking lot
<b>Proposed Zoning</b>	NWRAC-MUw

<b>E PROJECT INFORMATION</b> <small>Provide project information. Circle yes or no where noted. If item is not applicable, indicate N/A.</small>	
<b>Project Name</b>	Rezoning of 539 NWE 13 Ave to Public Parking Lot
<b>Project Description (Describe in detail)</b>	(See Attachment)
<b>Estimated Project Cost</b>	\$ <small>(Estimated total project cost including land costs for all new development applications only)</small>
<b>Affordable Housing Number of Units (AMI)</b>	N/A 30% N/A 50% N/A 60% N/A 80% N/A 100% N/A 120% N/A 140% N/A
<b>Affordable Housing Number of Units (MFI)</b>	N/A 30% N/A 50% N/A 60% N/A 80% N/A 100% N/A 120% N/A 140% N/A



Waterway Use	No	Traffic Study Required	No
Flex Units Request	No	Parking Reduction	No
Commercial Flex	No	Public Participation	Yes
Residential Uses		Non-Residential Uses	
Single Family	N/A	Commercial	Yes
Townhouses	N/A	Restaurant	No
Multifamily	N/A	Office	No
Cluster/Zero Lot Line	N/A	Industrial	No
Other	N/A	Other	No
Total (dwelling units)	N/A	Total (square feet)	7910
Unit Mix (dwelling units)	Studio-1 Bedroom N/A 2 Bedroom N/A 3+ Bedroom N/A		

**F PROJECT DIMENSIONAL STANDARDS** *Indicate all required and proposed standards for the project. Circle yes or no where indicated.*

	Required Per ULDR	Proposed	
Lot Size (Square feet/ acres)	7910	7910	
Lot Density (Units/ acres)	N/A	N/A	
Lot Width	70 ft	70 ft	
Building Height (Feet)	N/A	N/A	
Structure Length	N/A	N/A	
Floor Area Ratio (F.A.R.)	N/A	N/A	
Lot Coverage	7910		
Open Space			
Landscape Area			
Parking Spaces		10	
SETBACKS (Indicate direction N, S, E, W)	Required Per ULDR	Proposed	
Front			
Side			
Corner / Side			
Rear			
<i>For projects in Downtown, Northwest, South Andrews, and Uptown Master Plans to be completed in conjunction with the applicable items above.</i>			
Tower Stepback	Required Per ULDR	Proposed	Deviation
Front / Primary Street			
Sides / Secondary Street			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate (square feet)			
Residential Unit Size (minimum)			

**G AMENDED PROJECT INFORMATION** *Provide approved and proposed amendments for project. Circle yes or no where indicated.*

Project Name			
Proposed Amendment Description (Describe in detail)			
	Original Approval	Proposed Amendment	Amended
Residential Uses (dwelling units)			
Non-Residential Uses (square feet)			
Lot Size (Square feet/ acres)			
Lot Density (Units/ acres)			
Lot Width			
Building Height (Feet)			
Structure Length			
Floor Area Ratio (F.A.R.)			
Lot Coverage			
Open Space			
Landscape Area			
Parking Spaces			
Tower Stepback			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate (square feet)			
Residential Unit Size (minimum)			
Does this amendment require a revision to the traffic statement or traffic study completed for the project?			
Does this amendment require a revised water sewer capacity letter?			

**H EXTENSION, DEFERRAL, APPEAL INFORMATION** *Provide information for specific request. Circle approving body and yes or no.*

Project Name			
Request Description			
EXTENSION REQUEST		DEFERRAL REQUEST	APPEAL REQUEST / DE NOVO HEARING
Approving Body		Approving Body	Approving Body
Original Approval Date		Scheduled Meeting Date	30 Days from Meeting (Provide Date)
Expiration Date (Permit Submittal Deadline)		Requested Date	60 Days from Meeting (Provide Date)
Expiration Date (Permit Issuance Deadline)		Previous Deferrals Granted	Appeal Request

### **Project Description/Narrative**

The Northwest-Progresso-Flagler Heights Community Redevelopment Agency (NPF CRA) is seeking to rezone a property, located at 539 NW 13<sup>th</sup> Avenue, on the west side of NW 13<sup>th</sup> Avenue, south of NW 6<sup>th</sup> Street, and north of NW 5<sup>th</sup> Street, totaling 7,910 square feet of land. The parcel is currently zoned Residential Single Family/Low Medium Density (RS-8). The re-zoning would convert it to Northwest Regional Activity Center - Mixed Use West (NWRAC-MUw). The existing site is vacant land that is to be developed into a public parking lot for the community.

The proposed rezoning of the property to NWRAC-MUw will not adversely impact the character or development in or near the area under consideration. The land proposed for rezoning is surrounded by properties zoned NWRAC-MUw to the north and RS-8 to the east, west, and south. The Northwest/Progresso/Flagler Heights Redevelopment Plan promotes development to help support local commerce and community revitalization. Rezoning the property to NWRAC-MUw is in alignment with the neighborhood's goal of supporting redevelopment opportunities and will assist local businesses and local employment. A public parking lot will facilitate commercial opportunities in the area, supporting the economic vitality of existing and future businesses in Historical Dorsey-Riverbend and the surrounding areas.

The proposed rezoning is intended to create much needed additional public parking in the Northwest-Progresso-Flagler Heights CRA area, which provides support to existing and future businesses that provide a wide range of employment, shopping, services, cultural, and residential opportunities within the NWRAC.

### **Full Legal Description**

Lots 7 and 8, Block 4, of FIRST ADDITION TO TUSKEGEE PARK, according to the plat thereof as recorded in Plat Book 9, page 65, of the Public Records of Broward County, Florida.

**December 6, 2024**

URBAN DESIGN & PLANNING DIVISION  
DEVELOPMENT SERVICES DEPARTMENT  
CITY OF FORT LAUDERDALE  
700 NW 19TH AVE  
FORT LAUDERDALE, FL 33311

**RE: UDP-Z24011 - Rezoning from RS-8 to NWRAC-MUw  
539 NW 13<sup>th</sup> Avenue  
Fort Lauderdale, FL 33311**

The Northwest-Progresso-Flagler Heights Community Redevelopment Agency ("CRA") owner of 539 NW 13th Avenue, Fort Lauderdale, FL 33311, Folio No. 5042-04-06-0630 (the "Property"), as more specifically described in the Survey and Sketch and Legal Description included herein. The CRA is respectfully requesting to rezone the Property from Residential Single Family/Low Medium Density (RS-8) District to Northwest Regional Activity Center – Mixed Use West ("NWRAC-MUw") District.

The existing site is vacant land that is to be developed into a public parking lot for the community. The request to rezone the 7,910 square foot property from RS-8 to NWRAC-MUw is intended to create much needed surface parking and to stimulate the new and existing businesses in the area.

**Review Criteria:**

Pursuant to Section 47-24.4- Rezoning, an application for a rezoning shall be reviewed in accordance with the following criteria:

- 1. The zoning district proposed is consistent with the City's Comprehensive Plan.*

Rezoning the property to NWRAC-MUw is consistent with Northwest Regional Activity Center (NWRAC) future land use designation. Please refer to the Comprehensive Plan Consistency section herein for additional information.

2. *The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration.*

The proposed rezoning of the property to NWRAC-MUw will not adversely impact the character of development in or near the area under consideration. The land proposed for rezoning is surrounded by properties zoned NWRAC-MUw to the north and RS-8 to the east, west and south. The Northwest/Progreso/Flagler Heights Redevelopment Plan promotes development to help support local commerce and community revitalization. Rezoning the property to NWRAC-MUw is in alignment with the neighborhood's goal of supporting redevelopment opportunities and will assist local businesses and local employment. A public parking lot will facilitate commercial opportunities in the area, supporting the economic vitality of existing and future businesses in Historical Dorsey-Riverbend and the surrounding areas.

3. *The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.*

The proposed rezoning is intended to create much needed additional public parking in the Northwest-Progreso-Flagler Heights CRA area, which provides support to existing and future businesses that provide a wide range of employment, shopping, services, cultural, and residential opportunities within the NWRAC.

### **Comprehensive Plan Consistency**

The property is designated Northwest Regional Activity Center (NWRAC) on the City's Future Land Use Map. The proposed rezoning and associated use are consistent with the NWRAC future land use designation.

The NWRAC is intended to encourage redevelopment within the area. Further, the proposed rezoning is consistent with the City's Comprehensive Plan applicable goals, objectives, and policies, specifically Future Land Use Element Goal 2, Objective 2.4, which encourages revitalization of redevelopment areas and redevelopment to be consistent with the Northwest-Progreso-Flagler Heights Redevelopment Plan.

The expansion of the NWRAC-MUw zoning district will help support the diversification of the area by providing much needed additional public parking for the residents and the surrounding businesses.

### **Public Participation**

A public participation meeting was announced to the community and held at the CRA office as follows:

DATE: November 18, 2024

TIME: 5:00 P.M.

LOCATION: 914 Sistrunk Blvd, Suite 200  
Fort Lauderdale, FL 33311

In addition, a sign was posted at the property on December 3, 2024, in compliance with the 15-day sign notice requirement, notifying the community of the upcoming PZB meeting on December 18, 2024.

On December 2, a second notice was sent to all property owners within a 300-foot radius of the parcel, notifying them of the PZB meeting on December 18, 2024.





# BOUNDARY SURVEY

Date of Field Work: 07/03/2017

Drawn By: J.H.

Order #: 10408

539 NW 13TH AVE, FORT LAUDERDALE, FL 33311

## LEGAL DESCRIPTION:

LOTS 7 AND 8 , BLOCK 4, OF FIRST ADDITION TO TUSKEGEE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 65, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

## CERTIFIED TO:

- CITY OF FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY, A COMMUNITY REDEVELOPMENT AGENCY

## FLOOD ZONE:

12011C0368H

ZONE: B AH

EFF. 8/18/2014

## SURVEY NOTES:

- This survey is for conveyance purposes only and not intended for construction purposes without permission of this surveyor.
- **NO NOTABLE CONDITIONS FOUND**

## LEGEND

A/C -AIR CONDITIONER

AL -ARC LENGTH

(C) -CALCULATED

D.E. -DRAINAGE EASEMENT

(M) -MEASURED

P.O.B. -POINT OF BEGINNING

P.O.C. -POINT OF COMMENCING

P.B. -PLAT BOOK

P.G. -PAGE

P.U.E. -PUBLIC UTILITY EASEMENT

R -RADIUS

(R) -RECORD

U.E. -UTILITY EASEMENT

WM -WATER METER

-FENCE

# -NUMBER

-ASPHALT

-CONCRETE

-PAVER/BRICK

-WOOD

-LIGHT POLE

-WELL

-WATER VALVE

-CENTER LINE

-CATCH BASIN

-FIRE HYDRANT

-POLE

-MANHOLE

-TOPOGRAPHIC ELEVATION



561.508.6272  
www.NexGenSurveying.com

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Suite 103  
West Palm Beach, FL 33407

SCAN ME!



SHEET 2 OF 2 (Certifications)- See Sheet 1 of 2 for sketch of Survey. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS